



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Michael Doran
DOCKET NO.: 12-02483.001-R-1
PARCEL NO.: 10-24-107-009

The parties of record before the Property Tax Appeal Board are Michael Doran, the appellant, by attorney Jerri K. Bush of Chicago, and the Lake County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds no change in the assessment of the property as established by the **Lake** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$51,077
IMPR.: \$142,890
TOTAL: \$193,967

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Lake County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2012 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property is improved with a two-story single family dwelling of frame construction with 3,870 square feet of living area. The dwelling was constructed in 2002. Features of the home include a basement with a recreation room, central air conditioning, two fireplaces and an attached garage with 800 square feet of building area. The property has a 33,480 square

foot lakefront site and is located along Loch Lomond, Mundelein, Fremont Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales improved with two-story dwellings that ranged in size from 3,505 to 3,576 square feet of living area. The dwellings were constructed in 1997 and 2000. Each comparable has an unfinished basement, one fireplace and a garage that has 696 and 824 square feet of building area. The comparables sold from February 2011 to February 2012 for prices ranging from \$290,000 to \$325,000 or from \$82.74 to \$91.09 per square foot of living area, including land. The appellant made adjustments to the comparables for differences from the subject and arrived at adjusted prices ranging from \$438,851 to \$471,216 or from \$125.21 to \$132.07 per square foot of living area, including land. Based on this evidence the appellant requested the subject's assessment be reduced to \$165,702 to reflect a market value of \$497,154 or \$128.46 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$193,967. The subject's assessment reflects a market value of \$592,809 or \$153.18 per square foot of living area, land included, when using the 2012 three year average median level of assessment for Lake County of 32.72% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on six comparable sales improved with four two-story homes, one one-story home and one split-level style home that ranged in size from 2,100 to 2,840 square feet of living area. The dwellings were constructed from 1962 to 2008. The board of review submitted a statement prepared by the Lake County Chief County Assessment Officer and Clerk of the Board of Review asserting that each sale was a lakefront site located along either Loch Lomond or Sylvan Lake. Each comparable had a basement or lower level with three having recreation rooms, central air conditioning, one or two fireplaces and attached garages ranging in size from 440 to 576 square feet of building area. The comparables had sites ranging in size from 7,750 to 17,360 square feet of land area. The sales occurred from August 2010 to September 2013 for prices ranging from \$297,000 to \$525,000 or from \$141.43 to \$204.79 per square foot of living area, including land.

The board of review acknowledged that none of the comparables it submitted had as much land area as the subject property. It also asserted that none of the comparables submitted by the appellant were lake front properties. The board of review provided aerial photographs depicting the location of the comparables submitted by the parties. In rebuttal the board of review also questioned the adjustments to the comparable sales presented by the appellant contending there was no support for the adjustments and no evidence the adjustments were applied by a qualified state licensed appraiser.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the comparables sales submitted by the board of review to be superior to those submitted by the appellant due to their lakefront lot locations, which is similar to the subject property in location. The Board recognizes that board of review comparables #1 through #3 differed from the subject in age, size and/or style. The Board further finds the comparables provided by the board of review were also inferior to the subject in land area. Nevertheless, these comparables sold for prices ranging from \$297,000 to \$525,000 or from \$141.43 to \$204.79 per square foot of living area, including land. The subject's assessment reflects a market value of \$592,809 or \$153.18 per square foot of living area, including land, which is within the range established by the board of review comparable sales on a square foot basis. Less weight was given the appellant's comparable sales due primarily to the fact these comparables were not located along a lake as was the subject property. Based on this evidence the Board finds a reduction in the subject's assessment is not justified.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.

Chairman



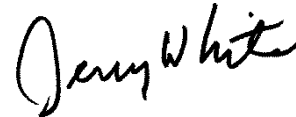
Member



Member



Member



Acting Member

DISSENTING: _____

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: June 26, 2015



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.